067.0	0002	0006.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,800 /	746,800
					USE VALUE:	746,800 /	746,800
					ASSESSED:	746,800 /	746,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAIDLA ADAM
Owner 2:	
Owner 3:	
Street 1:	78 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CUSOLITO RICHARD D--ETAL -
Owner 2:	CUSOLITO ISABELLE TRUSTEES -
Street 1:	78 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,123 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7123.000	303,200		443,600	746,800
Total Card	0.164	303,200		443,600	746,800
Total Parcel	0.164	303,200		443,600	746,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.92 | /Parcel: 455.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	42796
GIS Ref	
GIS Ref	
Insp Date	11/15/18

!5720!

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0002-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,500	0	7,123.	443,600	747,100	747,100	Year End Roll	12/18/2019
2019	101	FV	245,100	0	7,123.	411,900	657,000	657,000	Year End Roll	1/3/2019
2018	101	FV	245,100	0	7,123.	411,900	657,000	657,000	Year End Roll	12/20/2017
2017	101	FV	245,100	0	7,123.	361,200	606,300	606,300	Year End Roll	1/3/2017
2016	101	FV	245,100	0	7,123.	329,500	574,600	574,600	Year End	1/4/2016
2015	101	FV	231,000	0	7,123.	291,500	522,500	522,500	Year End Roll	12/11/2014
2014	101	FV	231,000	0	7,123.	275,700	506,700	506,700	Year End Roll	12/16/2013
2013	101	FV	231,000	0	7,123.	262,300	493,300	493,300		12/13/2012

PRINT

Date	Time
12/10/20	20:33:59

LAST REV

Date	Time
10/10/19	13:57:47
apro	
5720	

USER DEFINED

Prior Id # 1:	42796
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUSOLITO RICHAR	61477-39		3/27/2013		575,000	No	No		
CUSOLITO RICHAR	24758-265		8/4/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	336	PATRIOT
1/20/2000	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7123		Sq. Ft.	Site		0	70.	0.89	12									443,583						443,600	

Total AC/HA: 0.16352 | Total SF/SM: 7123 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,583 | Spl Credit | Total: 443,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29102564
Const Adj.:	0.98255032
Adj $ / SQ:	133.192
Other Features:	84300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372535
Depreciation:	69291
Depreciated Total:	303243

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

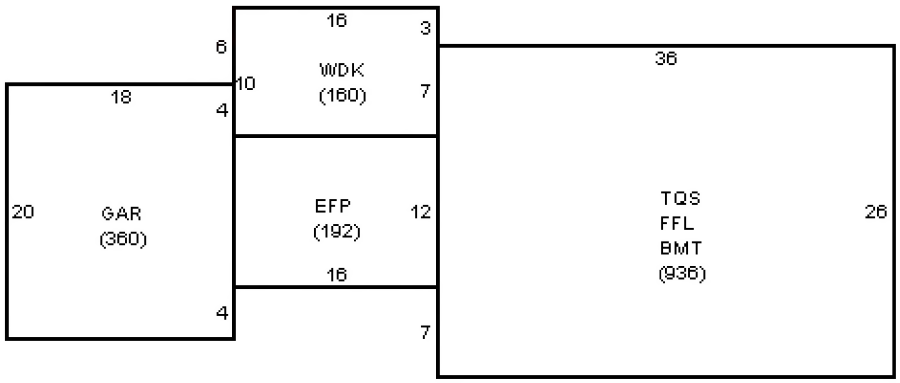
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.51
Special Features:	0	Val/Su Net:	107.59
Final Total:	303200	Val/Su SzAd	185.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	133.190	124,668
TQS	3/4 Story	702	133.190	93,501
BMT	Basement	468	39.960	18,700
GAR	Garage	360	21.560	7,762
EFP	Enclos Porch	192	40.680	7,811
WDK	Deck	160	12.040	1,926

Net Sketched Area:	2,818			Total:	254,368
Size Ad	1638	Gross Are	3520	FinArea	1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	